

Paul Mason Associates



St. Andrews Road, Boreham, Essex, CM3 3DL

Guide price £490,000

- No onward chain
- Extended and much improved
- Spacious, versatile and well presented accommodation throughout
- Four first floor bedrooms with ensuite and separate shower room
- Generously sized lounge and dining room plus 15'9 x 10'9 conservatory
- Separate games room/potential annexe with its own kitchenette, cloakroom and separate entrance
- Block paved driveway and garage with electric roller door to front
- 10 solar panels on the roof with a large battery in the loft
- Walking distance of the local Primary School, local Co-op, post office, bus service and Lion Inn
- EPC - C

Situated in a sought after cul-de-sac location and being offered for sale with NO ONWARD CHAIN, is this extended and well presented four/five bedroom semi detached family home. The property is ideally positioned within walking distance of the local Primary School and many village amenities including the Co-op, post office, bus service and Lion Inn and also with easy access to Hatfield Peverel train station and Chelmsford City Centre. The property boasts spacious and flexible accommodation throughout, with the first floor offering four good size bedrooms with ensuite to master bedroom and separate shower room. The ground floor comprises a spacious a 25'2 x 10'5 lounge, separate 15'9 x 10'9 dining room, 15'9 x 10'9 conservatory, 15'10 x 9' fitted kitchen and useful separate games room/potential annexe with its own entrance, kitchenette and cloakroom. Further features include a well maintained rear garden, large garage with electric roller door to front, gas central heating, solar panels and block paved driveway. INTERNAL VIEWING ADVISED.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	78	83	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Distances

Hatfield Peverel Train Station (3.8 miles)

Boreham Primary School (0.5 miles)

A12 Boreham Interchange (1.6 miles)

Chelmsford City Centre (5.4 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

7.69m x 3.19m (25'2" x 10'5")

Dining Room

4.82m x 3.28m (15'9" x 10'9")

Conservatory

4.82m x 3.28m (15'9" x 10'9")

Kitchen

4.85m x 2.75m (15'10" x 9'0")

Games Room/Potential Annexe

5.40m x 2.59m (17'8" x 8'5")

Cloakroom

Kitchenette

FIRST FLOOR

Bedroom One

5.33m x 3.19m (17'5" x 10'5")

Ensuite

Bedroom Two

3.10m x 2.75m (10'2" x 9'0")

Bedroom Three

2.91m x 2.33m (9'6" x 7'7")

Bedroom Four

3.05m x 2.06m (10'0" x 6'9")

Shower Room

Landing

EXTERIOR

Garage

7.00m x 4.48m (22'11" x 14'8")

Rear Garden

Front Garden

Services

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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